

# HUNTERS®

HERE TO GET *you* THERE



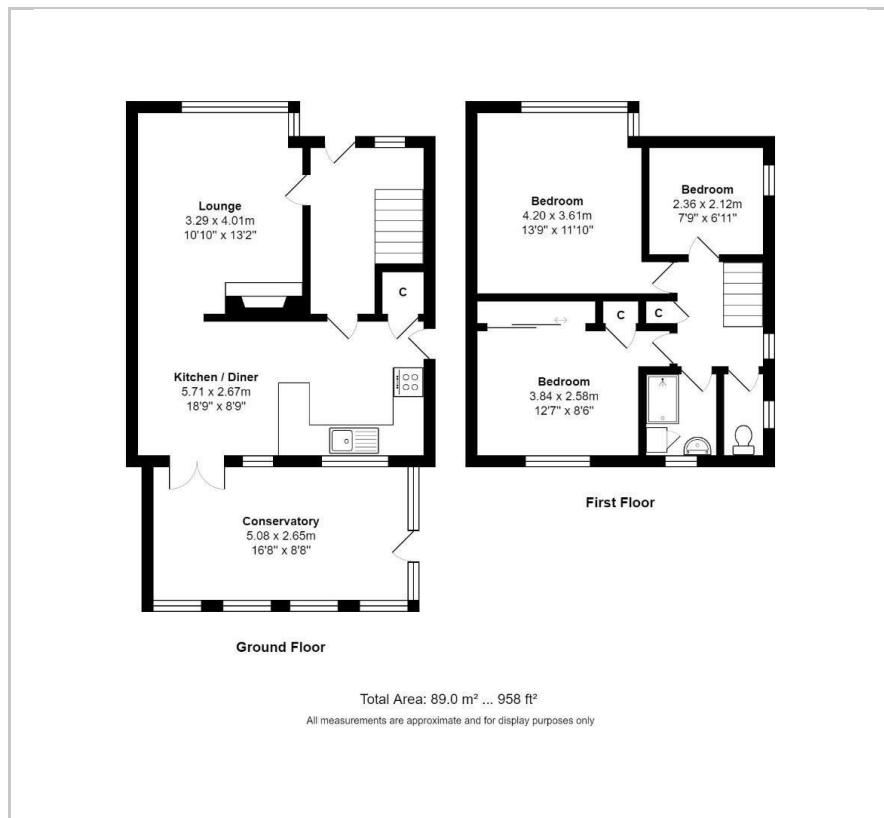
55 Whitestone Crescent

Yeadon, Leeds, LS19 7JS

Asking Price £279,950



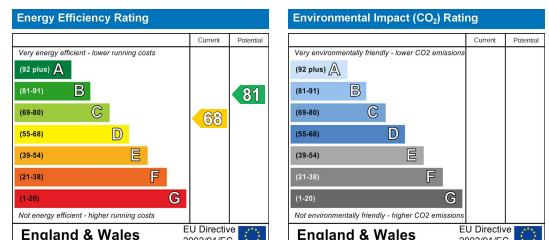
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Yeadon Office on 01132029923 if you wish to arrange a viewing appointment for this property or require further information.

- BACKS DIRECTLY ONTO ■ ENVIALE POSITION  
YEADON BANKS
- SCOPE TO FURTHER EXTEND ■ LARGE PLOT  
(STP)
- GARAGE AND DRIVEWAY ■ CLOSE TO SCHOOLS AND  
AMENITIES
- NO ONWARD CHAIN ■ EPC RATING = D

Backing directly onto Yeadon Banks this much loved and extended property offers potential for the successful purchaser to further extend and upgrade to create their forever family home. Sure to attract a high amount of interest the property enjoys unbroken views to fields yet is within easy reach of several highly regarded schools and a wide range of amenities.

Accommodation briefly consists of an entrance hallway, lounge, dining kitchen and sun room spanning the rear of the house. In our opinion there is potential here to open this space out to create a living kitchen with bi folding doors out to the garden. To the first floor can be found the three bedrooms and the main house bathroom. Externally the property sits on a generous plot with extensive gardens to the front and rear with direct access out onto the fields. A drive to the side leads to the garage which provides ample parking for several cars.

The property also benefits from gas heating, double glazing and is offered to the market with NO ONWARD CHAIN.

Approximately £950 per month rental income when refurbished!



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.